



SPRAYING FOR ANTS PLANNED FOR 4/12/18

April 2, 2018

Due to the numerous complaints regarding ant infestation, on **Thursday, April 12th**, Lenz Pest Control (805-962-9151) will be spraying around all the buildings, weather permitting. Attached is the Pesticide Application Notice from Lenz. Please review the Notice. Once the chemicals have been applied, please keep all children and pets off the sprayed area until the area is dry (probably around 1 – 2 hours). If you have specific questions about the procedure or chemicals, please call Lenz.

FUMIGATION OF 7628 & 7634 PLANNED FOR 5/14/18 – 5/16/18

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7628 & 7634 for termites on 5/14/18 – 5/16/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151). Please plan ahead. Notices have been distributed to the residents.

Prior to the tenting, each unit will receive instructions, authorization forms, and bags (**Residents will be getting these in the immediate future**). Authorization forms must be promptly completed and returned to Lenz Pest Control. A self-addressed-stamped envelope will be provided. When the day of tenting arrives, each unit will need to give their labeled unit key(s) to the pest control company to keep during the fumigation. For obvious reasons, the unit must be vacant for 3 days and 2 nights. All pets and plants must be out of the unit. (During this time, you may temporarily place your plants in your carport).

When the tent goes up on Monday morning, access to your unit will be available again around 3PM on that following Wednesday.

The Association is only responsible for paying for the cost of fumigation. All other costs including for the temporary relocation will be up to the individual owner/resident.

It is critical that the residents of those buildings are prepared when the time comes. Any charges for delay or rescheduling by Lenz will be passed on to the problematic unit owner. If you rent, please make sure your tenants are aware of the scheduled work.

Thank you in advance for your cooperation. For questions specifically related to the tenting procedures, please call Marian of Lenz Pest Control.

DUMPSTER FOR LARGE ITEMS TO BE DELIVERED (5/28/18 – 6/18/18)

On 5/28/18, Marborg is scheduled to deliver a large dumpster to be placed in the Phase 3 Parking area across from Bldg 7606. If you have large items to throw out, this dumpster is for you. Large items like furniture, mattresses, appliances, etc. are acceptable. However, no household trash, dirt, construction debris, household recyclables, toxic or green waste are permitted. The dumpster is scheduled to be removed on 6/18/18.

Please note: the Association does not offer hauling services so please do not leave large items around

CHECKING SMOKE ALARMS & CO DETECTORS ADVISED

As you may already be aware, Health and Safety Code requires that smoke detectors be installed and maintained in all residential

dwelling Units, apartment houses, duplexes, lodging houses, and mobile homes. Condominium complexes are included in this requirement as well.

Smoke detectors are an early warning device. Depending on the type of fire, you may have only minutes or even seconds to reach safety. Smoke detectors provide the advance warning of the development of conditions that will become dangerous to life within a short period of time. Historically, property loss is also substantially less. All smoke detectors installed within your Unit should be tested regularly (once a month) and batteries changed at least once a year. If your battery-powered smoke alarm begins to emit a low-power warning, usually a chirping sound, replace the battery immediately with a fresh one. This will ensure that your smoke alarm will continue to provide protection. It is good practice to make replacement of batteries a seasonal routine, such as when resetting clocks in the fall and spring. Always follow the manufacturer's instructions for testing smoke alarms and replacing the batteries. Owners are encouraged to purchase and place a fire extinguisher(s) within the interior of their Unit and garage. It is also recommended that residents familiarize themselves with the locations of all fire extinguishers located throughout the complex. Thank you in advance for your anticipated cooperation regarding this matter and compliance with the above statement.

PS Each unit must also have at least one CO detector and it should also be regularly checked along with the smoke alarms and replace batteries as needed. Some batteries may have multiple-year life so please check the manual.

FUMIGATION OF 7630 & 7638

PLANNED FOR 6/25/18 – 6/28/18

As part of the on-going maintenance, the Association is planning to fumigate Buildings **7630 & 7638 for termites on 6/25/18 – 6/28/18**, weather permitting. The work will be done by Lenz Pest Control (805-962-9151). Please plan ahead. Notices have been distributed to the residents. Authorized forms are forthcoming.

NO COMMERCIAL VEHICLES PERMITTED

Just to remind our residents:

- 1) Commercial vehicles are not to be parked in the complex except by vendors during active working hours;
- 2) Commercial vehicles are not to be parked in No-Parking, Tow-away Red Zones except to unload or load supplies and equipment. Considerate residents allow the vendor to park in their assigned space and park elsewhere in the complex while the vendor is working. Unattended commercial vehicles in No-Parking Red zones, like private vehicles, will be towed at vehicle owner's expense. Residents are not authorized to provide 'permission' to let vendors park in red zones, nor should vendors expect they are exempted from the Fire Lane parking restrictions.

REMINDER RE OCCUPANCY

As a reminder to our owners:

- 1) The Grove complex is intended to be an owner occupied community.
- 2) IF the unit was purchase after 1992, the owner must establish residency prior to renting out the unit. Rental agreements are technically limited to 18 months during any two year period to allow for the owner to periodically re-establish required residency.
- 3) All Tenants must have a signed rental agreement with the owner that requires the tenant abide by all HOA Governing Documents. This precludes subletting or operating a short-term vacation rental by the tenant.
- 4) The owner must provide each tenant with a copy of the Grove Guidelines and other Governing Documents, and secure in writing that the tenant understands and agrees to abide by these rules, regulations, and restrictions.
- 5) As all short-term vacation rentals require a business permit from the City and registering to collect a Transitory Occupancy Tax, it is a commercial business and thus prohibited by the Eucalyptus Grove Association CC&R's. Operating a short-term vacation rental without a permit is a misdemeanor punishable by a fine of \$100 per day.
- 6) All tenants (names and contact information) must be provided to the HOA (via Management)

so that tenants can receive Grove newsletters and timely email notices and alert information. It is also in the best interest of the HOA to know who all the authorized residents are in the complex in case of an emergency.

CIGARETTE BUTTS FOUND AT 7632

One of the residents at Bldg 7632 has reported that someone(s) is discarding his/her cigarette butts around this building. As a reminder, there are designated smoke stations strategically placed for everyone's convenience. If you must smoke, please go to one of the stations where there's a cigarette ash tray for proper disposing of your cigarette butts. Being in your patio or on your balcony does not eliminate the smoke from traveling to nearby neighboring units. Your neighbors will appreciate your consideration for not forcing them to breathe your second hand smoke.

REPORT GUTTER OR DOWNSPOUT PROBLEMS

If and when it rains and you notice a problem with a downspout or gutter, please call 805-569-1121 #204. Thank you.

SMOKING CAUSING ANNOYANCE; PLEASE SMOKE ONLY IN DESIGNATED AREAS

As you know, the Association has installed 2 smoking stations (one by 7606 and one by 7638). Both stations have benches and containers to discard your cigarette butts. For your convenience, there is also a doggie bag dispenser at each location. These areas are specifically designated for our smoking residents. Otherwise, please don't smoke inside your unit, on your patio or balcony or anywhere near your building. Your neighbors appreciate not having to inhale the 2nd hand smoke.

CARPORTS FOR VEHICLES ONLY; DO NOT PARK MOTORBIKE & CAR

Your carports are meant for authorized vehicles to be parked only. Vehicles must display current valid operational registration. It's not an appropriate place to store your bikes, boxes, or other items. Please don't try to squeeze your motorcycle and your vehicle in the same space.

Your vehicle will stick out and will cause a problem for your neighbors trying to get in or out of their parking space. If you have items stored in your carport, please remove them as they might be discarded without further warning.

Additionally, if you have an oversized vehicle, please be considerate and park in a space and in such a way that others can get in and out of the space next to yours. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act. *If you have a guest with a dog, please request that your guest leave the dog at home.*

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie. Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass

all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? PLEASE CALL MANAGEMENT

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or

new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, April 12, at 6PM**, at 7610 Hollister Ave. in the Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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